

PROPERTY OWNERS ASSOCIATION 5th AMENDED MANAGEMENT CERTIFICATE FOR
KENDALL BROOK HOMEOWNERS ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Bexar §

1. Name of Subdivision: Kendall Brook
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: Kendall Brook Homeowners Association, Inc.
4. Recording Data for Association: Kendall Brook Unit 1B plat as described by instrument filed of record in Volume 20001, Pages 954-956, and as Document No. 20190066129 of the Official Public Records of Real Property of Bexar County, Texas.

Kendall Brook Unit 1A plat was filed in Volume 20001, Pages 1796-1798 in Document Nos. 20200022538-20200022540.

5. Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions and Restrictions for Kendall Brook Homeowners Association is filed under Document No. 20190070904

Kendall Brook Homeowners Association Bylaws are filed under Document No. 20190070903

Kendall Brook Homeowners Association Minutes of Organizational Board Meeting are filed under Document No. 20190071180

Supplemental Declaration of Covenants, Conditions, and Restrictions for Kendall Brook Annexing Unit 1A is filed under Document No. 20200029348.

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

Kendall Brook Homeowners Association Resolution of the Board of Directors pertaining to the below Resolutions are filed under Document No. 20190071179:

Records Production and Copying Policy

Document Retention Policy

Payment Plan Policy
Guidelines for Solar Energy Devices
Guidelines for Rainwater Recovery Systems
Assessment Collection Policy
Fine and Enforcement Policy

Kendall Brook Homeowners Association Billing Policy and Payment Plan Guidelines are filed under Document No. 20190076114.

Kendall Brook Homeowners Association Pool Rules are filed under Document No. 20210101629.

Kendall Brook Homeowners Association Enforcement and Fining Policy is filed under Document No. 20210107770.

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

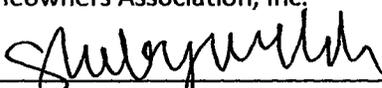
- Administrative Transfer Fee - \$200.00
- Working Capital Assessment - \$500.00 (Excluding Developer/Builder sales)
- Special Assessment - \$500.00 (Developer/Builder-Owner only)

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 1st day of November, 2021.

Kendall Brook Homeowners Association, Inc.

By: 
Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

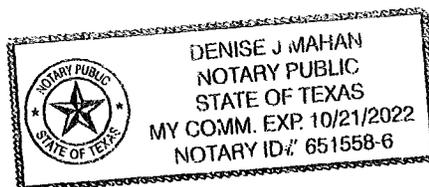
This instrument was acknowledged and signed before me on 1st

November, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Kendall Brook Homeowners Association, Inc., on behalf of said association.

Denise J Mahan
Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232



File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20210309134
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**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 11/4/2021 10:15 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk